

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT February 11, 2021

### CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Kevin Shenise, Fire Inspector  
Brian Thomas, P.E., P.S., City Engineer  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

# City of Findlay City Planning Commission

Thursday, February 11, 2021 – 9:00 a.m.

## COMMENTS

### NEW ITEMS

1. **PETITION FOR ZONING AMENDMENT #ZA-01-2021 filed by Michael Farmer to rezone 610 S Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.**

### CPC STAFF

#### **General Information**

This request is located on the west side of S Blanchard Street south of the intersection with South Street. It is zoned C-1 Local Commercial. To the north is also zoned C-1. To the south and east is zoned R-3 Single Family High Density and to the west is zoned I-1 Light Industrial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

The structure recently had a commercial use on the first floor and residential above.

#### **Staff Analysis**

The applicant wishes to convert the first floor into another residential unit. The C-1 Zoning District does not permit this, so he would like to rezone it to R-4 Duplex/Triplex. He will then change it to a full residential property.

Due to prior business uses, there is a large paved area at the rear of the building. This will provide more than enough parking to accommodate the extra residential unit.

#### **Staff Recommendation**

CPC Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-01-2021 to rezone 610 S Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.**

### ENGINEERING

None

### FIRE PREVENTION

No Comment




### RECOMMENDATION

Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-01-2021 to rezone 610 S Blanchard Street from C-1 Local Commercial to R-4 Duplex/Triplex.**

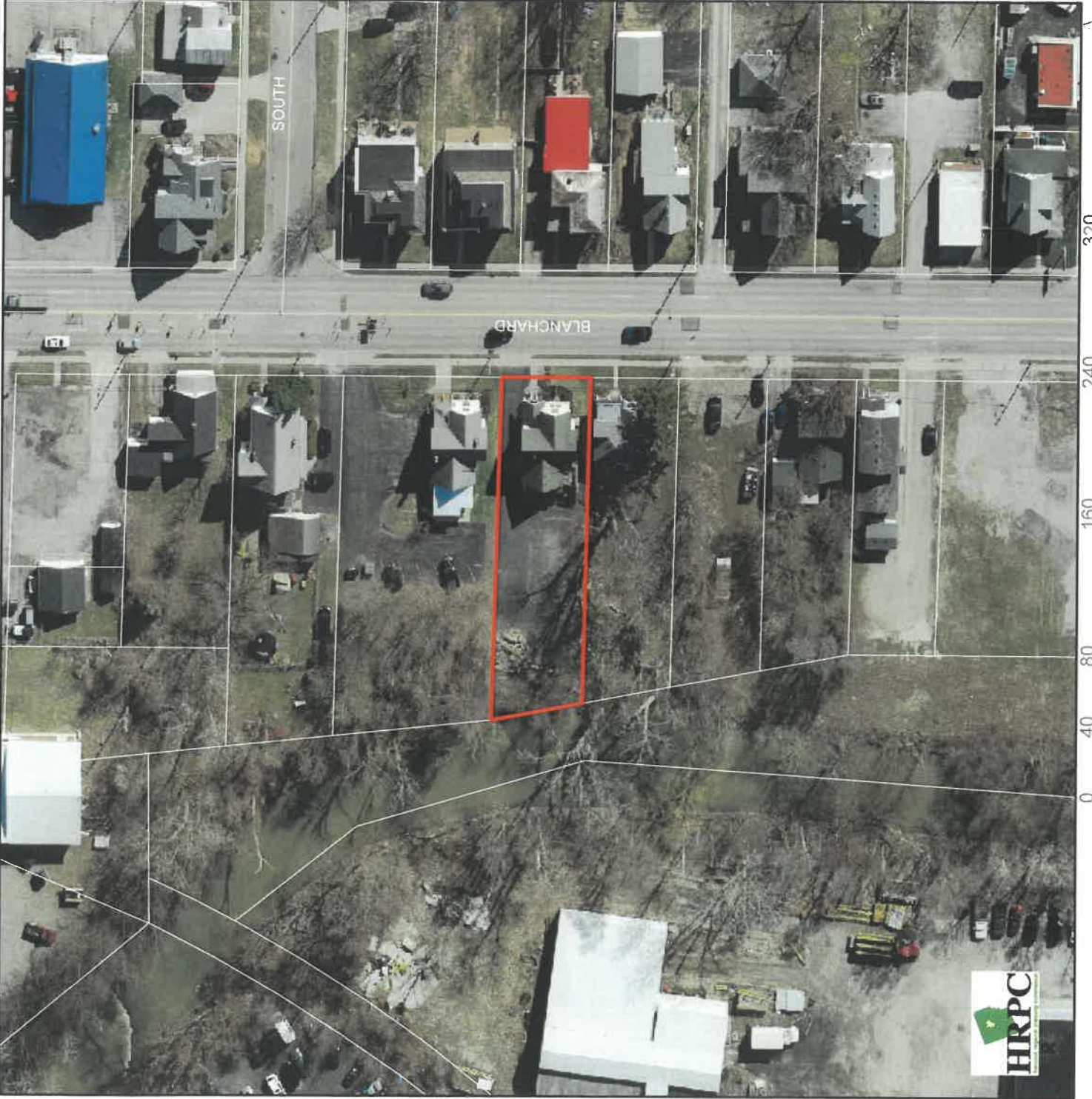
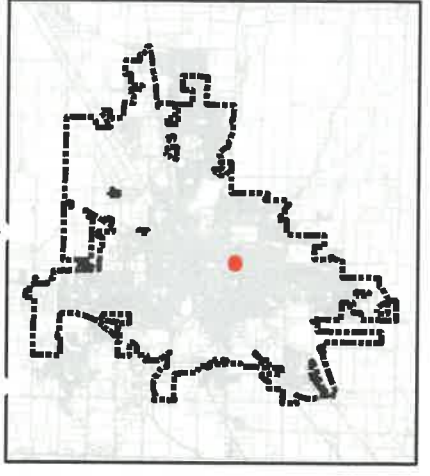
# ZA-01-2021

PETITION FOR  
ZONING AMENDMENT  
filed by Michael Farmer to rezone  
from C-1 Local Commercial to  
R-4 Duplex/Triplex.

## Legend

-  610 S. Blanchard St.
-  Parcels
-  Road Centerline

Findlay Locator Map



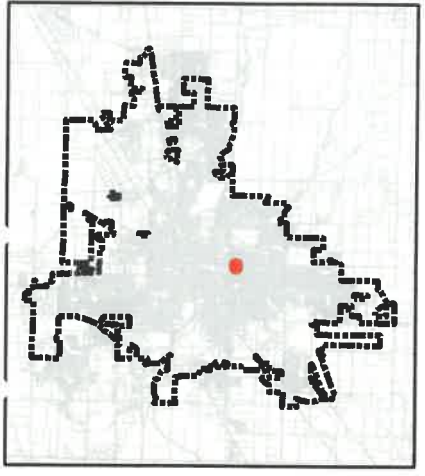
# ZA-01-2021

PETITION FOR  
ZONING AMENDMENT  
filed by Michael Farmer to rezone  
from C-1 Local Commercial to  
R-4 Duplex/Triplex.

**Legend**

- 610 S. Blanchard St. Road Centerline
- Findlay Zoning**
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



**2. APPLICATION FOR SITE PLAN REVIEW #SP-04-2021 filed by Columbia Gas of Ohio, 1800 Broad Avenue, Findlay for a Point of Delivery Station to be located at 15590 US Rt 224, Findlay.**

**CPC STAFF**

**General Information**

This request is located on the north side of US 224 east of TR 212. It is zoned C-1 Local Commercial. To the east and west is also zoned C-1. To the north is zoned M-2 Multiple Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

The portion of the parcel in this request is currently vacant ground.

**Staff Analysis**

Columbia Gas is proposing a Point of Delivery Station on this site. They will be leasing 1.295 acres toward the west side of a 5.855 acre parcel owned by Blanchard Valley Health Systems.

They will construct one 50' x 50' steel building for metering and regulation, and two smaller prefabricated monitoring enclosures. (One is 8' x 12' and the other is 8' x 8'.) The buildings will sit on concrete pads.

All of the surface area inside the fenced enclosure will be stoned. The entry from US 224 will have a concrete apron and then become a stone drive going in to the facility. We normally do not permit stone surface in a C-1 district, but due to the nature of the use and it not being a traffic generator or parking surface we are fine with the stone. The applicant stated that personnel will typically only be on site a few times a month.

The entire complex will be fenced in with a tan 6' vinyl fence. The posts extend higher than the fence and will have barbed wire across them. The barbed wire is not normally permitted either in C-1, but because it is a public utility that needs protection it is a reasonable request. The applicant submitted some photos of a similar site and the wire is barely discernible in the photos. Two rows of arborvitae are planted outside the fence.

The large building can be seen above the fence, but it is a similar color to the fencing and the entire site has a very neat appearance.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW FOR SITE PLAN #SP-04-2021 for a Columbia Gas Point of Delivery Station to be located at 15590 US Rt 224, Findlay.**

**ENGINEERING**

Access – Access will be via a proposed drive from US 224.

Stormwater Management – Detention for the site will be provided by the voids in the proposed stone areas. The water will be held in the voids until it can percolate into the underlying soil.

MS4 Requirements – The site will be disturbing less than one (1) acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Driveway/Curb Cut Permit

**FIRE PREVENTION**

Stone driveway must be maintained.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-04-2021 for a Columbia Gas Point of Delivery Station to be located at 15590 US Rt 224, Findlay.**

# SP-04-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Columbia Gas of Ohio,  
for a Point of Delivery Station to  
be located at 15590 US Rt 224, Findlay.

## Legend

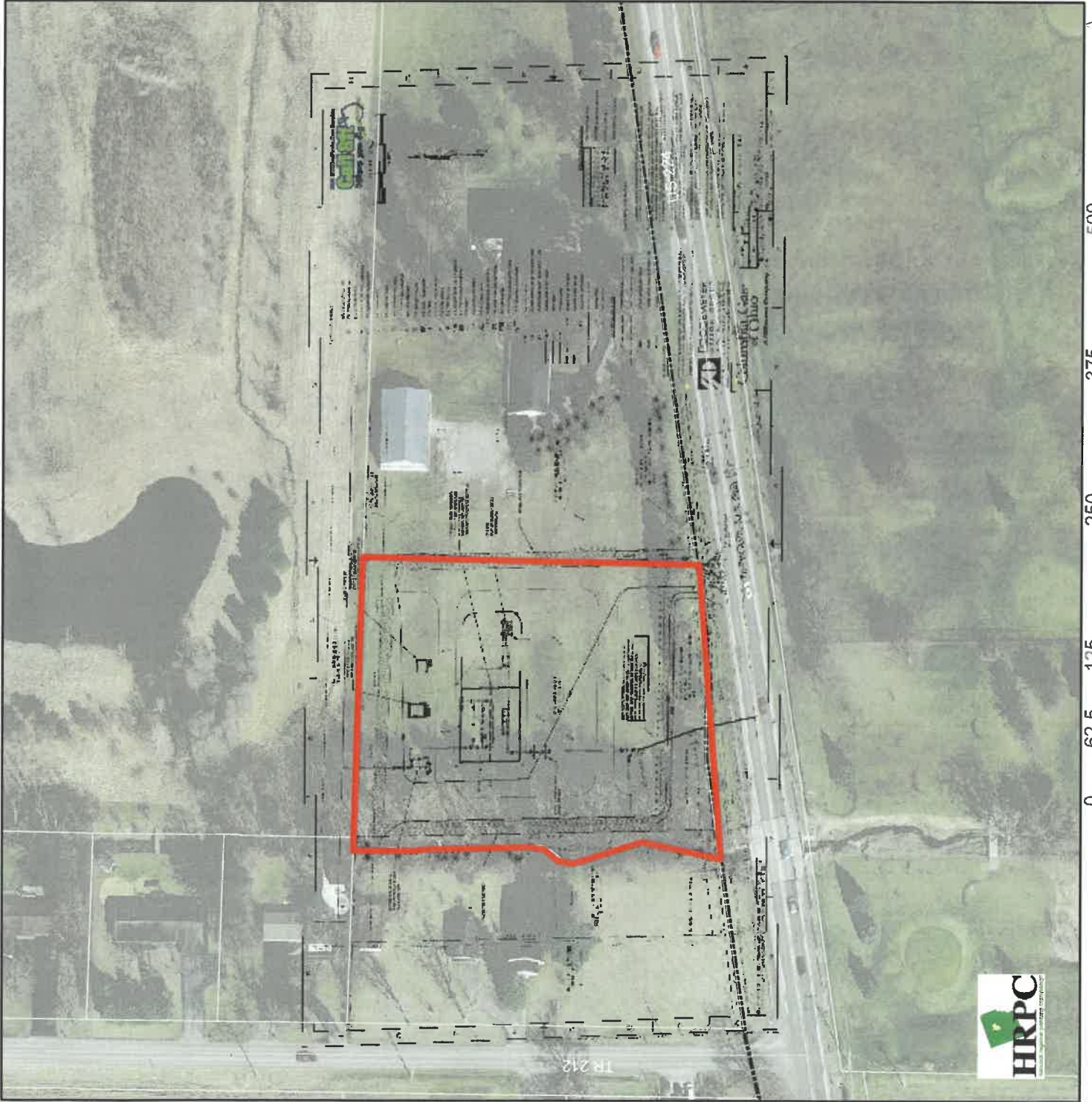
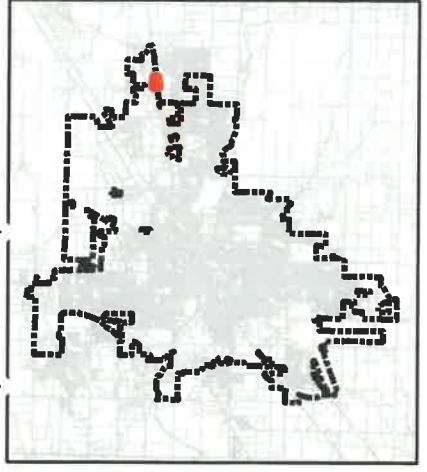


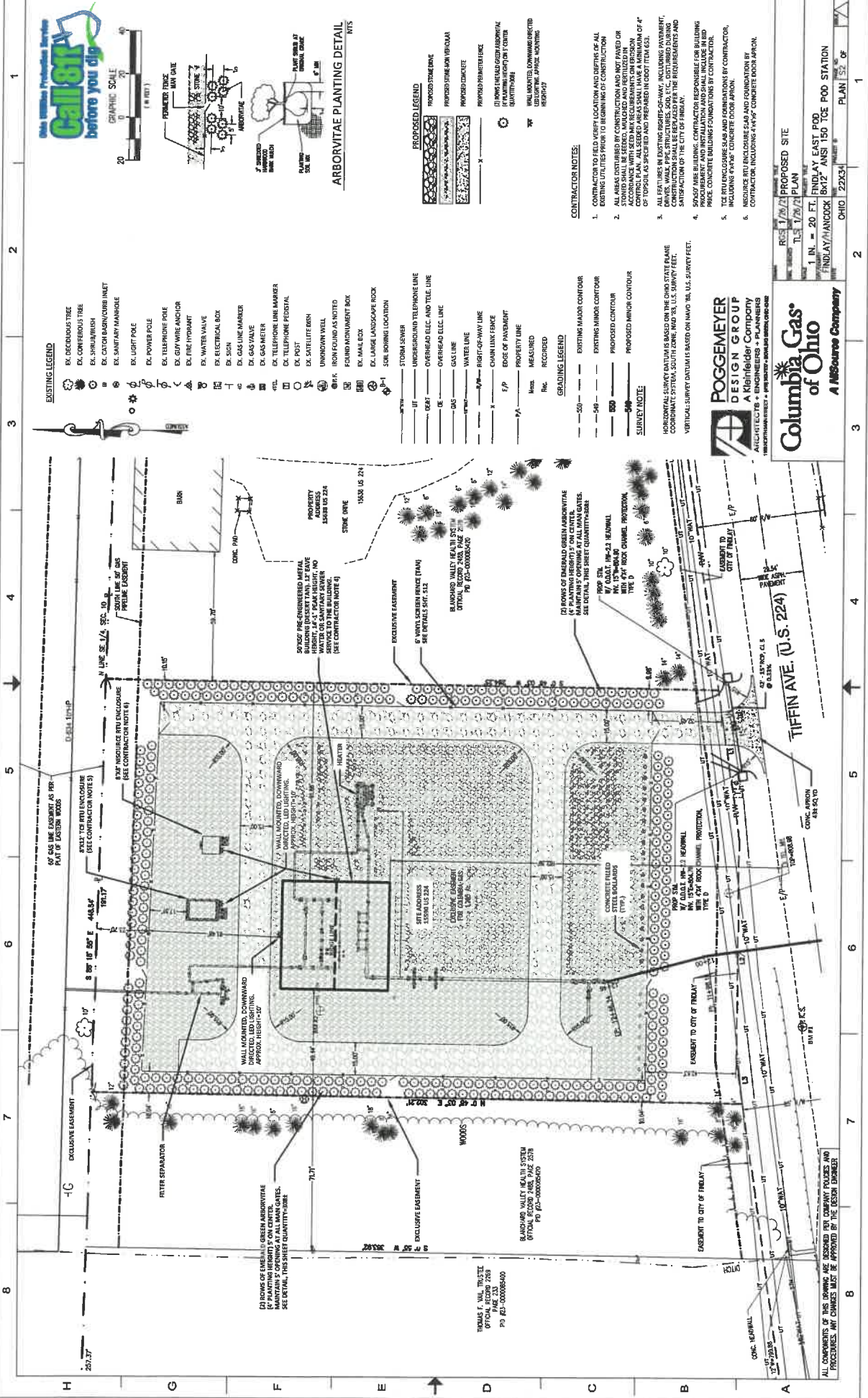
15590 US Route 224

Parcels

Road Centerline

Findlay Locator Map





**EXISTING LEGEND**

EX	DECEADOUS TREE
EX	CONIFEROUS TREE
EX	SHRUB/VINE
EX	CATCH BASIN/CURB INLET
EX	SANITARY MANHOLE
EX	LIGHT POLE
EX	POWER POLE
EX	TELEPHONE POLE
EX	UTILITY ANCHOR
EX	FIRE HYDRANT
EX	WATER VALVE
EX	ELECTRICAL BOX
EX	GAS METER
EX	GAS VALVE
EX	TELEPHONE POST/STAKE
EX	TELEPHONE POST/STAKE
EX	POST
EX	UTILITY BENCH
EX	UNDERRUN WELL
EX	ROOF FOUND AS NOTED
EX	FOUND MONUMENT BOX
EX	MAK BOX
EX	LARGE LANDSCAPE ROCK
EX	SKIN BOWING LOCATION

**PROPOSED LEGEND**

PRO	PROPOSED SOME BARK
PRO	PROPOSED STONE OR PAVEMENT
PRO	PROPOSED CONCRETE
PRO	PROPOSED PLANTING

**GRADING LEGEND**

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED MINOR CONTOUR

**UTILITY LEGEND**

UT	UNDERGROUND TELEPHONE LINE
DEAF	OVERHEAD ELEC. AND TELE LINE
OE	OVERHEAD ELEC. LINE
GAS	GAS LINE
WATER	WATER LINE
R/F	RIGHT-OF-WAY LINE
CM/LK	CHAIN LINK FENCE
E/P	EDGE OF PAVEMENT
MEAS	MEASURED
REC	RECORDED



**CONTRACTOR NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION
- ALL AREAS DISTURBED BY CONSTRUCTION AND NOT FENCED OR STORMED SHALL BE SEEDED, MULCHED AND FERTILIZED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN. ALL SEEDING AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL AS SPECIFIED AND PREPARED IN BID ITEM 651.
- ALL FEATURES IN EXISTING RIGHTS-OF-WAY, INCLUDING PAVEMENT, CURBS AND SIDEWALKS, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL FEATURES SHALL BE RESTORED TO ORIGINAL CONDITIONS AND SHALL INCLUDE IN BID PRICE CONCRETE CURBS AND PAVEMENT REPAIRS. ALL FEATURES SHALL BE RESTORED TO ORIGINAL CONDITIONS AND SHALL INCLUDE IN BID PRICE CONCRETE CURBS AND PAVEMENT REPAIRS.
- INCLUDE PERMITS FOR GAS AND WATER MAINS BY THE CONTRACTOR, INCLUDING A WAPC CONCRETE BOUND ARBON.

**POGGEMEYER DESIGN GROUP**  
 A Hilti/Bechtler Company  
 11200 MARKET STREET, #100, CINCINNATI, OH 45240  
 TEL: 513.524.2500 FAX: 513.524.2501  
 WWW.POGGEMEYERDESIGN.COM

**Columbia Gas of Ohio**  
 A Nicorsource Company

**PROPOSED SITE PLAN**

SCALE: 1/4" = 10' FT.

PROJ. NO. EAST POB  
 PLAN NO. 224 P00

CONTRACTOR NOTES:

- CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION
- ALL AREAS DISTURBED BY CONSTRUCTION AND NOT FENCED OR STORMED SHALL BE SEEDED, MULCHED AND FERTILIZED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF FRANKLIN. ALL SEEDING AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL AS SPECIFIED AND PREPARED IN BID ITEM 651.
- ALL FEATURES IN EXISTING RIGHTS-OF-WAY, INCLUDING PAVEMENT, CURBS AND SIDEWALKS, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL FEATURES SHALL BE RESTORED TO ORIGINAL CONDITIONS AND SHALL INCLUDE IN BID PRICE CONCRETE CURBS AND PAVEMENT REPAIRS. ALL FEATURES SHALL BE RESTORED TO ORIGINAL CONDITIONS AND SHALL INCLUDE IN BID PRICE CONCRETE CURBS AND PAVEMENT REPAIRS.
- INCLUDE PERMITS FOR GAS AND WATER MAINS BY THE CONTRACTOR, INCLUDING A WAPC CONCRETE BOUND ARBON.

ALL COMPONENTS OF THIS DRAWING ARE ASSUMED TO BE APPROVED BY THE DESIGN ENGINEER. ANY CHANGES MUST BE APPROVED BY THE DESIGN ENGINEER.



**3. APPLICATION FOR SITE PLAN REVIEW #SP-07-2021 filed by Croy's Property Holdings, LLC, 440 N Maple Street, Ottawa, OH for a new 36' x 60' building and additional parking surface for the business located at 811 Broad Avenue.**

**CPC STAFF**

**General Information**

This site is located on the east side of Broad Avenue south of Howard Street. It is zoned C-1 Local Commercial. To the north is zoned C-1 and R-3 Single Family Small Lot. To the south, east and west is zoned R-3 Single Family Small Lot. There is some flood plain on the property, but the area for construction appears to be outside of that. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

**Parcel History**

The site has a single family home fronting on Howard Street and the south area was once a U Haul rental site. In 2017, Croy's mowing received a Change of Use to use an existing garage for storage and have outdoor storage of vehicles and equipment for their business on the existing gravel lot. The east west alley running through the property was vacated in 2020.

**Staff Analysis**

Apart from the house there are three (3) other buildings on the property. The two smaller structures will be demolished. The garage near the house and along the N/S alley running from Howard Street will remain.

A new 36' x 60' building with a covered porch area on the northwest corner will be constructed to attach to the remaining garage. There will be an overhead door on the common wall of the two buildings to allow passage between the two and three (3) overheads on the west side of the building. The west side (facing Broad Avenue) will have a stone wainscot between the overhead doors as well as the same stone under the porch roof. This is the most visible side of the building. A business identification sign is indicated beside the entry door.

There is a dumpster shown at the very southeast corner of the lot. The plan indicates it will have a vinyl fence enclosure. It appears that the enclosure is only about 2' off the property lines. A dumpster must be 10' from a property line.

Because the business is expanding, they will need to comply with current standards. One in particular is to pave the parking and driving surfaces. Stone surfaces are only permitted in industrial settings for enclosed storage. All the areas that are now stone must be converted to a hard surface as well as the new areas proposed.

Protecting neighboring residential uses is also important. We propose that a privacy fence at least 6' in height be placed on the south property line between the business and the dwelling at 805 Broad Avenue. There is residential property along the north/south alley on the east side of the site also. We are not sure if the area to the south of that building is used for any parking. Because there is the intersection of that alley with the vacated alley now serving as ingress/egress for the business it may be pointless to fence in that short space and maintain good turning radius.

We would also want the lots and vacated alley combined into one parcel. This makes it much easier to define property lines for setbacks, etc. for the zoning department.

### **Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2021 for a new 36' x 60' building and additional parking surface for the business located at 811 Broad Avenue subject to the following conditions:**

- **Move dumpster enclosure 10' from property lines**
- **Install a minimum 6' high privacy fence on south property line**
- **Pave any driving surfaces and parking areas**
- **Combine the lots and vacated alley into one parcel**

### **ENGINEERING**

**Access** – Access for the proposed development will be from either the vacated alley off of Broad Avenue or the alley off of Howard Street.

**Water Service** – The proposed water service size is not labeled. The existing waterline on the west side of Broad Avenue is a small line. Depending on the size of the waterline needed, that line may or may not be able to be used. Based upon the use, I do not expect it to be an issue but if it is, the applicant would need to tap the waterline on Howard Street.

**Sanitary Service** – The sanitary service needs to be revised on the drawings. The proposed lateral will need to connect to the existing sanitary sewer that is located in the pavement of Broad Avenue. It is Engineering's understanding that the sewer line that is shown on the plan is actual the storm sewer so it cannot be used for a sanitary connection.

**General** – Engineering would like some more information on what the proposed use of the proposed building will be. If equipment is going to be washed in the building, and if there are going to be any floor drains, Engineering would have concerns with oils/grease and grass clippings being washed off of the vehicle/mowers and entering the sewer system via the floor drains. A grease trap or some other method would need to be provided to keep the oil/grease and grass clippings out of the sewer system.

**Stormwater Management** – The proposed plan shows additional stone parking added to the site. If the stone is allowed, the increase in impervious area is small enough that Engineering would not require detention. The zoning code requires all parking areas to be paved. If the Commission does not allow the additional stone to be added and requires the parking to be paved, Engineering would require detention to be provided and would need to see revised drawings with proposed grades and any additional drainage that would be needed before signing off on the zoning permit.

**MS4 Requirements** – The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

**Recommendations:** Approval of the Site Plan with the following conditions:

- The size of the proposed water service that will be requested be provided and the water service be revised, if necessary.
- Additional information be provided regarding the use of the proposed building and if there will be floor drains and equipment will be washed in the building, a grease trap or

some other method will need to be provided to keep oil/grease and grass clippings out of the sewer system.

- If the parking area is required to be paved, detention will need to be added and the drawings revised to show proposed grading and any drainage that would be required to drain the parking area.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit

### **FIRE PREVENTION**

No Comments

### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2021 for a new 36' x 60' building and additional parking surface for the business located at 811 Broad Avenue subject to the following conditions:**

- **Move dumpster enclosure 10' from property lines (CPC Staff)**
- **Install a minimum 6' high privacy fence on south property line (CPC Staff)**
- **Pave any driving surfaces and parking areas (CPC Staff)**
- **Combine the lots and vacated alley into one parcel (CPC Staff)**
- **The size of the proposed water service that will be requested be provided and the water service be revised, if necessary. (ENG)**
- **Additional information be provided regarding the use of the proposed building and if there will be floor drains and equipment will be washed in the building, a grease trap or some other method will need to be provided to keep oil/grease and grass clippings out of the sewer system. (ENG)**
- **If the parking area is required to be paved, detention will need to be added and the drawings revised to show proposed grading and any drainage that would be required to drain the parking area. (ENG)**

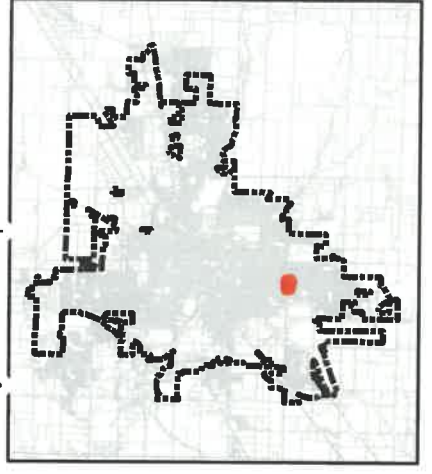
# SP-07-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Croy's Property  
Holdings, LLC,  
for a new 36' x 60' building for the  
business located at  
811 Broad Avenue.

## Legend

- 811 Broad Ave.
- Parcels
- Road Centerline

Findlay Locator Map





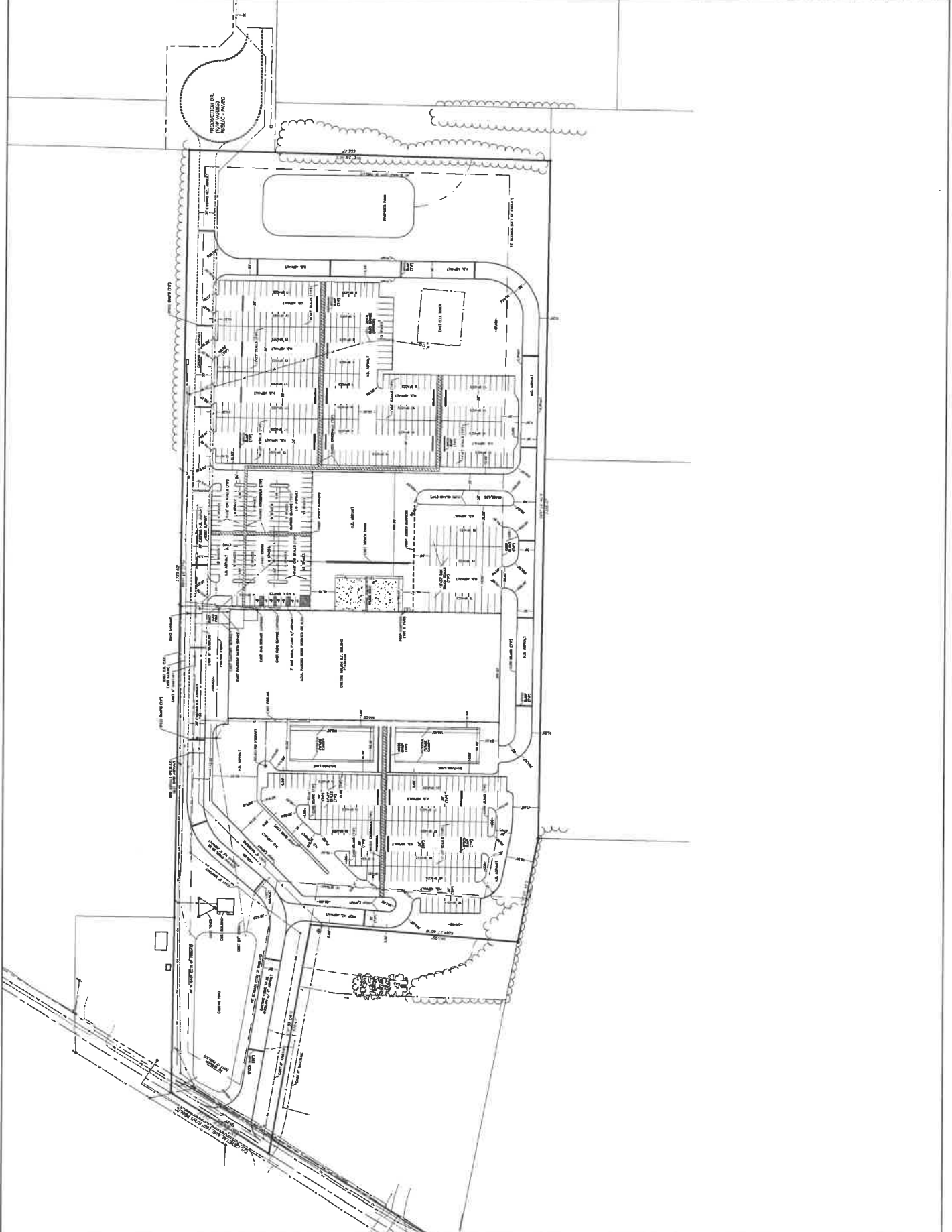
**Van Horn Hoover**  
 6. ARCHITECT, INC.  
 615 WESTERN AVE.  
 CLEVELAND, OH 44115  
 (216) 421-1100  
 www.vanhornhoover.com

**SITE DEVELOPMENT PLAN**  
 for  
**2615 CRYSTAL AVENUE**  
 Situated in the SW 1/4 of Section 5, T1 N, R11 E  
 City of Findlay, Hancock County, State of Ohio

PREPARED FOR:  
**ROBINSON INVESTMENTS, LLC**  
 611 NORTH PAIN STREET  
 BELLINGHAM, OHIO 43311

PROPOSED CONDITIONS

NO.	DATE	DESCRIPTION
111		
DRS		
SPG		
1" = 60'		
1/14/21		
C 2.0		



**4. APPLICATION FOR SITE PLAN REVIEW #SP-05-2021 filed by Robinson Investments, 811 N Main Street, Bellefontaine, OH for parking lot and truck maneuvering areas for an existing industrial building at 2615 Crystal Avenue.**

**CPC STAFF**

**General Information**

This site is located on the east side of Crystal Avenue south of Howard Street. It is zoned I-1 Light Industrial. To the north is zoned B-1 Institutions and Offices in Marion Township and I-1 Light Industrial in the City of Findlay. To the east is zoned I-1 Light Industrial. To the south is zoned M-2 Multiple Family High Density. To the west is zoned R-2 Two Family in Marion Township. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

The site plan for the existing warehouse was reviewed and approved by Findlay City Planning Commission in September, 2017.

**Staff Analysis**

There are no new buildings added to the site. There are two “potential future canopies” shown on the west side of the building. No details are provided other than the location and dimension. Today’s review will not include any approval for the canopies.

The site plan consists of drive lanes and parking areas. There are speed bumps in the major driving areas which are fine as they are on private property. The Engineer will cover the ingress/egress details of the site in his review. Setbacks for I-1 allows pavement as close as 5’ to a side lot line and 10’ to a rear line. All pavement locations exceed these standards.

The location of a monument sign is indicated on Crystal Avenue. It meets setback requirements of the code. The Zoning Department will issue separate sign permits and will determine if the design meets standards.

There is a need for adequate screening for the Multi-family housing abutting this project. The units in Crawford Station are quite close to the property line and protecting those residences from headlights is a concern. Adequate screening is required along the south property line and the property line abutting the duplexes along Crystal Avenue. We can discuss the best remedy at the meeting as there appear to be some easements in the area.

A photometric plan was submitted that indicates foot candle readings of .5 or less at all property lines. Notes on the lighting plan state that pole mounted fixtures are placed at 28’. Our code has a maximum height of 25’ for the entire light structure (pole and fixture combined). The lighting will have to be lowered unless a variance is requested.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2021 filed by Robinson Investments for parking lot and truck maneuvering areas for an existing industrial building at 2615 Crystal Avenue subject to the following conditions:**

- **Adequate screening from residential properties as determined by Planning Commission**

- **Submittal of new light structures meeting the maximum 25' height**

### **ENGINEERING**

Access – Access to the site will be from the existing curb cuts on Crystal Avenue and Production drive. While the applicant has stated that the access from Crystal Avenue will not be used by trucks, Engineering would like to have the following changes made to that entrance:

1. Reduce the drive width from 30 feet to 24 feet
2. Reduce the radius on the north side of the drive from a 50 foot radius to a 20 foot radius
3. Post the drive as no trucks
4. The property to the south has a second drive that would access the proposed drive. If there is not a recorded easement that allows for this drive, Engineering would like for the drive to be removed.

Since the existing building is currently unoccupied, Engineer would like to know if the property owner would be in favor of changing the address from the existing Crystal Avenue address to a Production Drive address. The thought is that if the property has a Production Drive address, then GPS units used by the truck drivers will be more likely to direct them to use the Production Drive entrance instead of the Crystal Avenue entrance.

Water Service – The plan is proposing to relocate an existing fire hydrant. If the hydrant is going to be a public hydrant, a water tap will be required for the water department to make the tap. If the fire hydrant is going to be a private hydrant, no tap will be required. If the hydrant is private, the property owner would be responsible for all maintenance and repairs needed for the hydrant.

Stormwater Management – The consultant has submitted detention calculations that shows that the site is complying with the City of Findlay Standards.

MS4 Requirements – Since more than one (1) acre will be disturbed, the applicant will be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance, which includes all post construction maintenance requirements.

Recommendations: Approval of the Site Plan.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit

### **FIRE PREVENTION**

Dumpsters must be 10 ft. from buildings.

Proposed plan blocks FDC and fire pump room access.

Proposed canopy doesn't allow access for FFD apparatus.

Driveways create access concerns for FFD apparatus in some areas.

### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2021 filed by Robinson Investments for parking lot and truck maneuvering areas for an existing**

**industrial building at 2615 Crystal Avenue subject to the following conditions:**

- **Adequate screening from residential properties as determined by Planning Commission (CPC Staff)**
- **Submittal of new light structures meeting the maximum 25' height (CPC Staff)**
- **Reduce the drive width from 30 feet to 24 feet (ENG)**
- **Reduce the radius on the north side of the drive from a 50 foot radius to a 20 foot radius (ENG)**
- **Post the drive as no trucks (ENG)**
- **Dumpsters must be 10 ft. from buildings. (FIRE)**
- **Resolve issue with plan blocking FDC and fire pump room access. (FIRE)**
- **Resolve any issue for proposed canopy not allowing access for FFD apparatus. (FIRE)**
- **Address issue of areas of driveways that create access concerns for FFD apparatus (FIRE)**



# SP-06-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Robinson Investments  
for parking lot and truck maneuvering  
areas for an existing industrial building  
at 2615 Crystal Avenue.

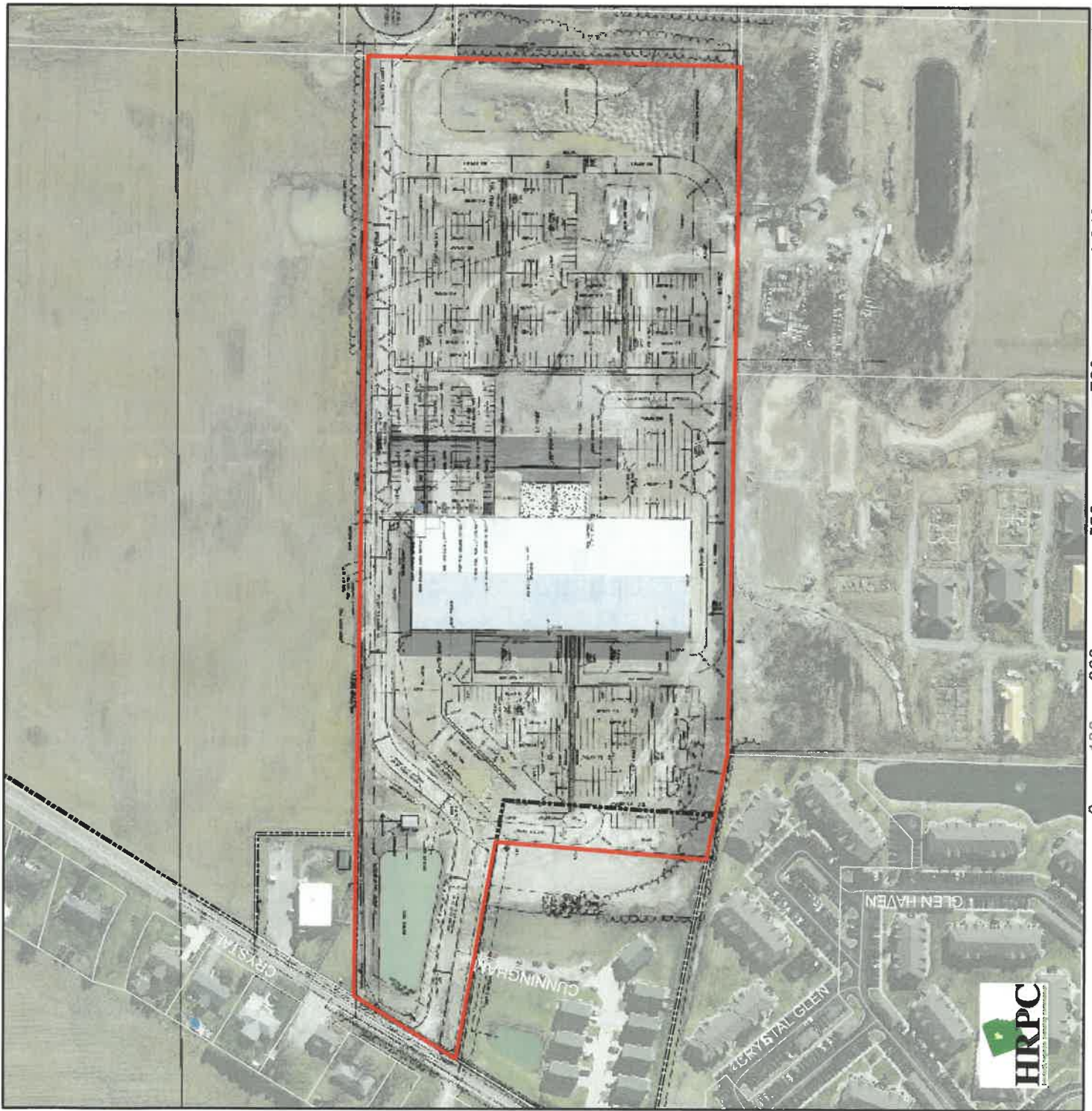
## Legend



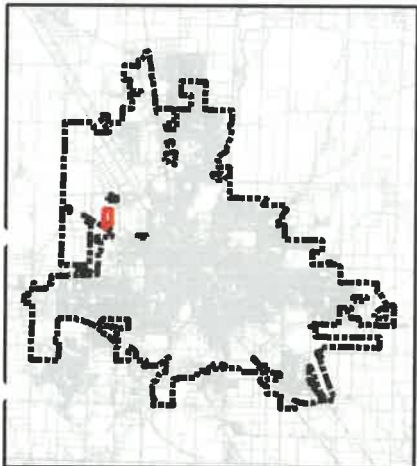
2615 Crystal Avenue

Parcels

Road Centerline



Findlay Locator Map





**Van Horn Hoover**  
 A Associated, Inc.  
 SURVEYING  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 3200 N. MAIN ST.  
 FINDLAY, OH 45840  
 (419) 423-3530  
 www.vanhornhoover.com  
 info@vanhornhoover.com

**SITE DEVELOPMENT PLAN**  
 for  
**2615 CRYSTAL AVENUE**  
 Situated in the SW 1/4 of Section 5, T1 N, R11 E,  
 City of Findlay, Hancock County, State of Ohio

PREPARED FOR:  
**ROBINSON INVESTMENTS, LLC**  
 611 E NORTH MAIN STREET  
 BEAUFORT, OHIO 43211

PROPOSED CONDITIONS

DATE	BY	DESCRIPTION

SCALE: 1" = 60'

DATE: 1/14/21

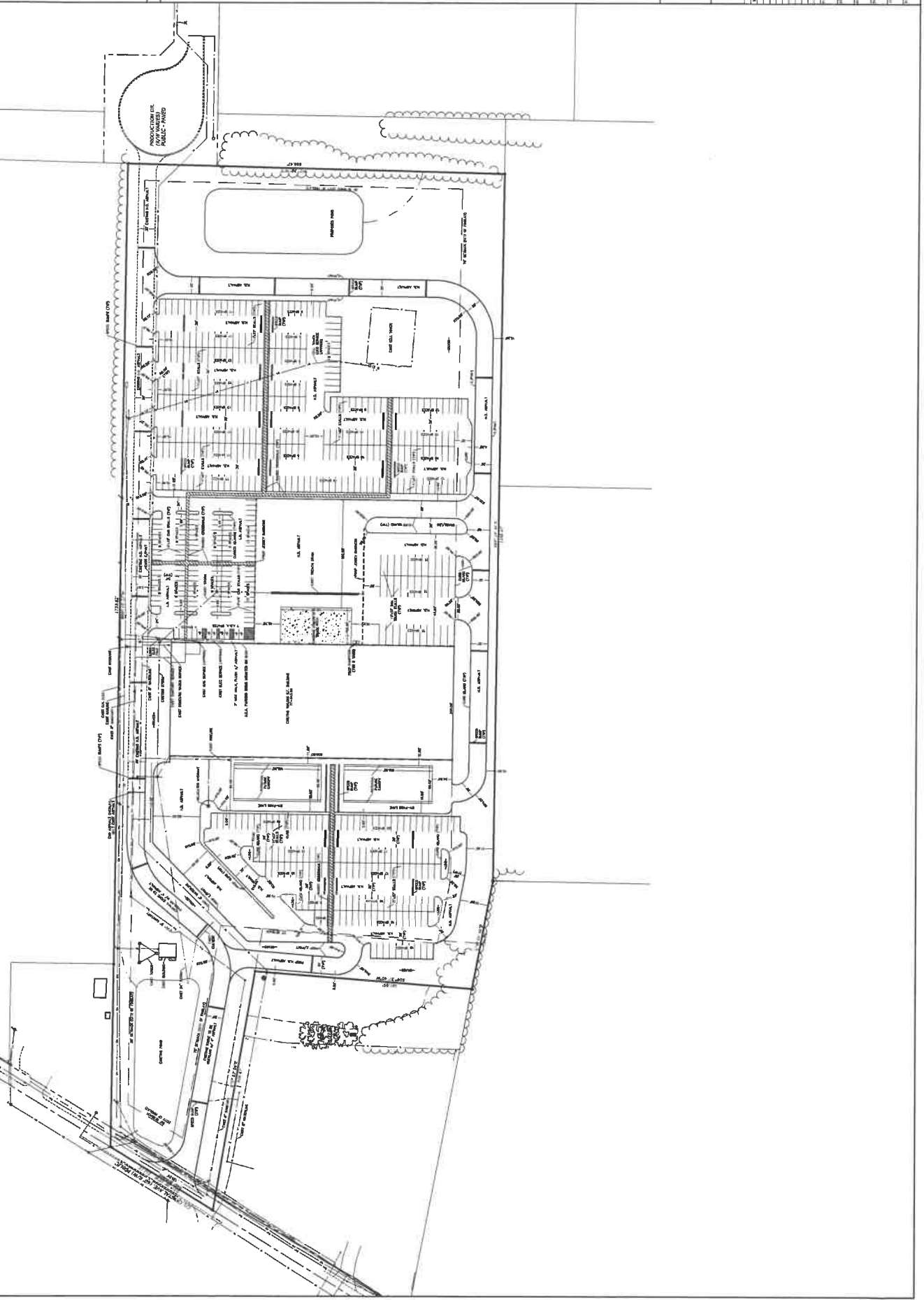
PROJECT: 2615 CRYSTAL AVENUE  
 4488-10-21-01

1:1

DIMS

SPR

C 2.0



**5. APPLICATION FOR CONDITIONAL USE #CU-02-2021 filed by Abigail Akyeampong to operate a group home for elderly persons that require help with Activities of Daily Living (ADL) to be located at 2619 Foxbury Lane.**

**CPC STAFF**

**General Information**

This request is located on the north side of the south east/west leg of Foxbury Lane. It is zoned R-1 Single Family Low Density. All abutting property is also zoned R-1. It is not located within a 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

**Parcel History**

This is the site of a single family home.

**Staff Analysis**

Group Homes are a Conditional Use in the R-1 district and subject to review of the Planning Commission. Planning Commission can place any conditions they deem necessary on the property as part of the approval of the use. There is no change in Zoning District and if any use other than residential ever wanted to occupy the location, they would have to be listed as a Permitted or Conditional Use in the R-1 district to be considered. If they would fall into the category of a Conditional Use, they would have to go through this same process with Planning Commission.

The Applicant (a licensed medical professional) has stated that she intends to have elderly persons (age 65 and over) reside in the home that need some level of care but do not desire to move to a nursing home facility at this time. She commented that they will be predominantly female unless there is the case of a husband and wife. The number of residents will depend on what the State will approve for her license. She indicates that she will start with two (2) clients, but it could go up to as many as five (5). (Per conversation with applicant on February 4, 2021)

The Applicant has stated that she will be the only other person residing in the home. There will be caregivers probably working 12 hour shifts. Normally only one during the day and one during the night. There is a large driveway area in front of the house and she predicts that no more than (four) vehicles would be parked there at any time. She has stated that none of the clients will have cars or the ability to drive. As the project is presented we do not anticipate any more traffic generation than a normal residence.

There will not be any signage and the exterior of the home will not be changed. It will maintain the appearance of a single family home.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-012-2021 filed by Abigail Akyeampong for a group home for elderly persons subject to the following conditions:**

- **State approval of license to operate**
- **Approval of State Building Department for renovations if required**

**ENGINEERING**

Based upon the information that has been provided, Engineering would not expect the any more traffic from the proposed use than a normal household.

**FIRE PREVENTION**

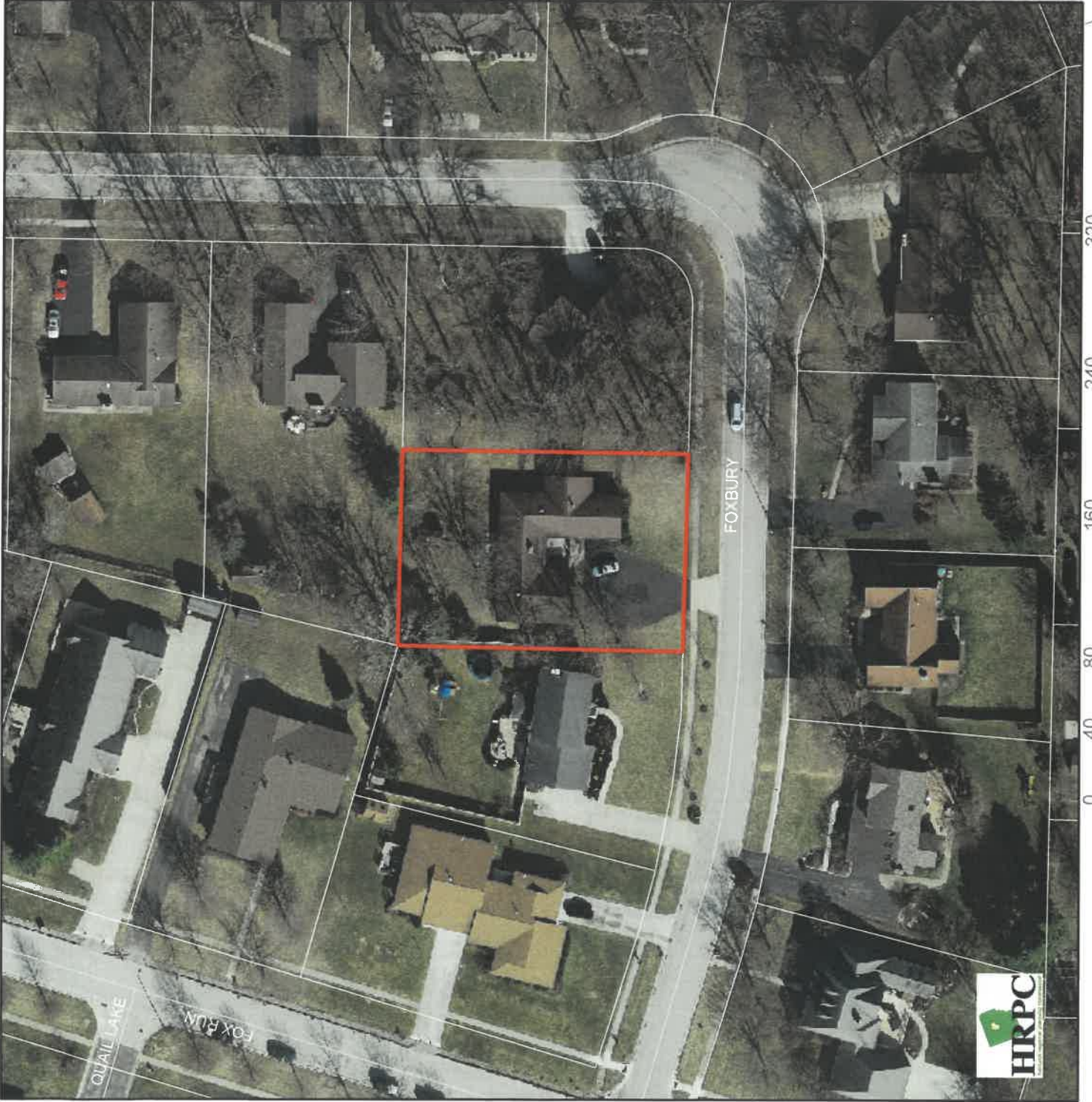
Change of building use/ occupancy change must be filed with Wood Co. Building Dept.

# CU-02-2021

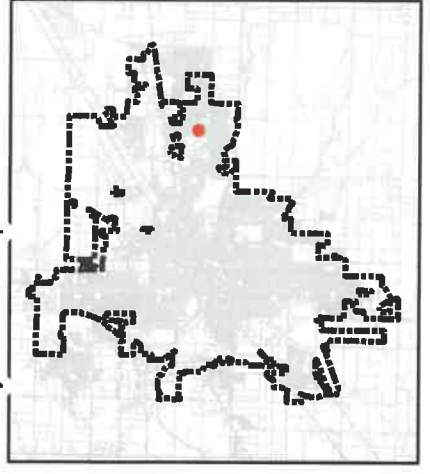
APPLICATION FOR  
CONDITIONAL USE  
filed by Abigail Akyeampong  
to operate a group home for  
elderly persons that require help  
with Activities of Daily Living (ADL)  
to be located at 2619 Foxbury Lane.

## Legend

- 2619 Foxbury Lane
- Parcels
- Road Centerline



Findlay Locator Map



**6. APPLICATION FOR SITE PLAN REVIEW #SP-06-2021 filed by The Kroger Company, 4111 Executive Parkway, Westerville, OH for a fueling station to be located at 101 6<sup>th</sup> Street.**

**CPC STAFF**

**General Information**

This request is located on the south side of 6<sup>th</sup> Street just east of S Main Street. It is zoned C-1 Local Commercial. To the north, south and east is zoned R-1 Single Family Low Density and R-2 Single Family Medium Density. To the west is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the property as Neighborhood Commercial.

**Parcel History**

The site is currently a parking lot and vacant grass lot behind the existing grocery store.

**Staff Analysis**

This applicant is proposing to construct a 5 pump fueling station at the east end of the existing Kroger store. Fueling stations are a Conditional Use in the C-1 Local Commercial district.

The parking lot is currently used for employee parking. There is no public access at this end of the store for patrons. There is one access to the parking lot at the east end of the pavement. There is a remnant of the former residential drive into the grass area east of the parking lot. The Engineer will discuss the new driveway locations in his review.

The canopy and small attendant building. The structures meet all required setbacks. This site will not have a convenience store component.

Parking along the east side of the building and to the south of the proposed fueling area will generally serve employees. There are 28 spaces shown there. We do not see any estimate on number of employees. In general, the parking required is only based on square footage of the building. There are more than enough spaces with the parking on the west side and the additional spaces on the east to meet those minimums.

Although the plan can meet bare minimum requirements, the site is small and has the potential to exacerbate the existing site issues. We can only assume that the drive at the south end of the store will also have added traffic with patrons leaving their shopping trip and cutting through to go fill up before they leave the site. And the case will be vice versa also – get my gas and now go out front to do my shopping. The site has issues now at busy times with so many shoppers, conflicts in the parking lot and not easy ingress and egress in general.

All the residential neighbors will be subject to more traffic, lights and noise than they already have had living beside a retail space.

**Staff Recommendation**

**CPC Staff recommends denial of APPLICATION FOR SITE PLAN REVIEW #SP-06-2021 filed by The Kroger Company for a fueling station to be located at 101 6<sup>th</sup> Street.**

## **ENGINEERING**

Access – The site currently has one (1) drive on Main Street and three (3) drives on Sixth Street (one drive is for the currently vacant lot that is under the same ownership). The proposal keeps the same number of drives as what currently exists.

Engineering feels that access to the property will be an issue. The proposed plan shows fuel trucks entering the Main Street drive, which requires a left turn across 2 lanes of traffic. There have been numerous times that Engineering has seen a vehicle waiting here to turn left. When the fuel truck waits, it will back up traffic through the intersection. Engineering also feels that there will be issues when the truck tries to make the left turn onto Sixth Street to leave the site.

There are also vehicles that currently use the drive located on the south side of the building to travel from the existing parking lot on the west of the building to the parking lot on the east side of the building. While it is assumed that this drive was really installed for delivery trucks, it doesn't change the fact it is used by delivery trucks, passenger vehicles and would now also be used by fuel trucks.

These concerns were provided in a conference call with the applicant and the consultant in the fall of 2020. During the call, Engineer also asked for a traffic study to be completed. It was stated that the purpose of the study would not be to look at the impacts on the intersection but should look at all of the drives to determine if any improvements need to be made. Engineering has received the traffic study that was requested.

Engineering does have some comments on the study. Some of the comments or minor, such as typos, or inaccurate statements but there are a couple of comments that are more major:

1. The study only looked at the new drives and did not look at the existing drive on Main Street or the existing drive on Sixth Street on the west side of the building.
2. The study assumes that 20% of the traffic will go both to the grocery store and stop at the gas station. The numbers that are used, assumes that all of those vehicles will visit the store first which reduces the number of vehicles entering the gas station.

Water Service – The proposed water service is labelled as a 2" service. This seems like a large size to service 1 restroom for employee use only. Are there other water uses that were used to determine the size of the water service? The water service will also need to connect to the 10" waterline on the north side of Sixth Street. The plan currently shows the service connecting into the waterline that was abandoned last year when the newer line was installed. The location of the water service will also need to be modified so that the water meter pit will be located in a grass area.

Sanitary Service – The proposed sanitary service will connect to the existing sanitary sewer located at the rear of the property.

Stormwater Management – The stormwater calculations submitted complies with the City of Findlay Standards. The proposed storm sewer connection to the existing 36" storm sewer will be difficult because the existing sewer is brick. This sewer is currently being televised so that Engineering can determine its condition. Once Engineering has the video, we will determine if there is an existing tap that can be used so that a new connection will not be required.

MS4 Requirements – The site will disturb less than one (1) acre so the applicant will not need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations: Engineering also agrees with the comments that Regional Planning has on this project. It really seems to be a case of trying to put too much in an area that is too small.

Engineering would recommend denial of the plan as proposed but if the Commission does not agree, Engineer would request that the following conditions be placed on the approval:

1. The water service size be verified and the location be modified to the satisfaction of Engineering.
2. Storm sewer tap location be confirmed with Engineering.
3. Traffic Study be modified to the satisfaction of Engineering and any improvements that are required be added to the project.

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit
- Waterline Tap Permit
- Driveway/Curb Cut Permit x2
- Sidewalk Permit

#### **FIRE PREVENTION**

Concern with access to FDC due to potential new traffic flow and vehicle stacking.

#### **RECOMMENDATION**

Staff recommends **denial of APPLICATION FOR SITE PLAN REVIEW #SP-06-2021 filed by The Kroger Company for a fueling station to be located at 101 6<sup>th</sup> Street.**



# SP-06-2021

APPLICATION FOR  
SITE PLAN REVIEW  
filed by The Kroger Company  
for a fueling station to be  
located at 101 6th Street.

## Legend

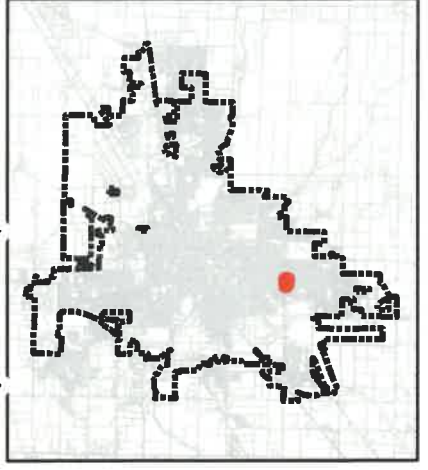


101 6th Street

Parcels

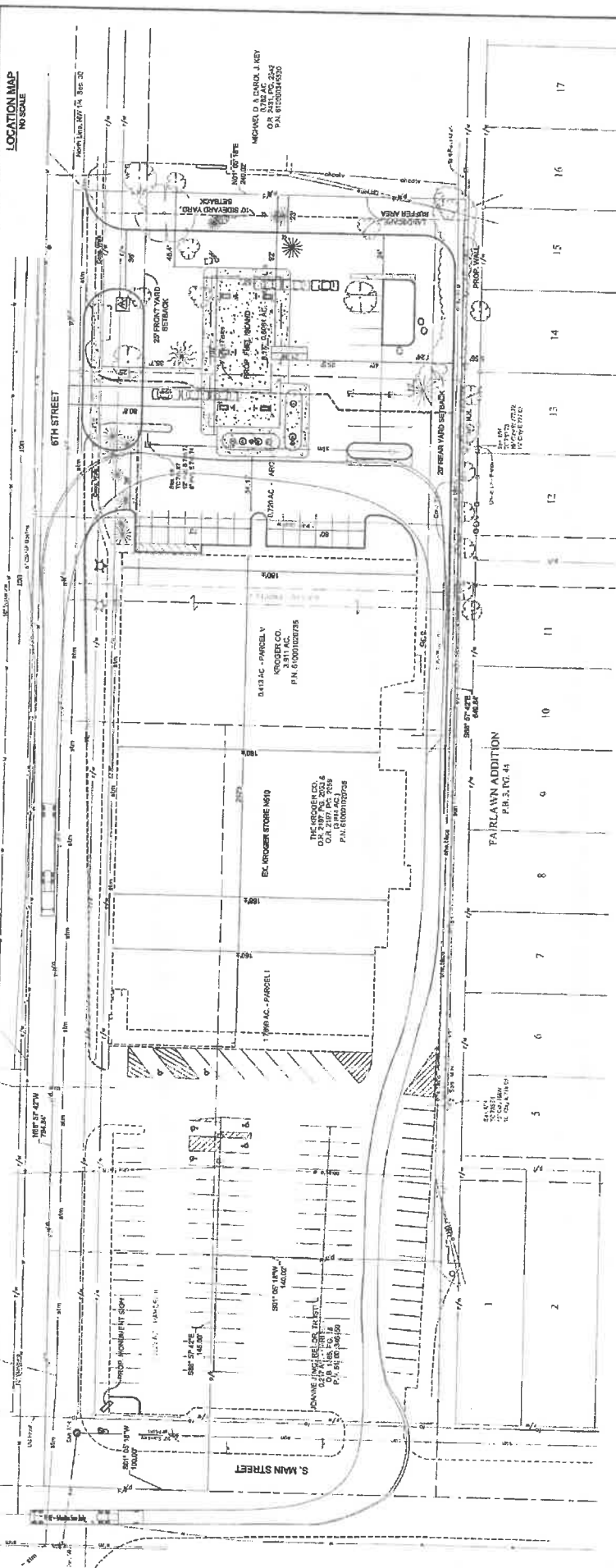
Road Centerline

Findlay Locator Map



0 55 110 220 330 440 Feet





AREA	SQUARE FOOTAGE	MIN. PARKING REQ'D	TOTAL PARKING PROVIDED	PARKING RATIO
EXISTING BUILDING	48,000	158	148	3.07 / 1,000 S.F.
EX BUILDING	48,000	158	148	3.07 / 1,000 S.F.
TOTAL	96,000	316	296	3.07 / 1,000 S.F.

PER CITY OF FINDLAY ZONING CODE SECTION 161.11(A), 1 SPACE IS REQUIRED FOR EVERY 283 S.F. OF C-1 LOCAL COMMERCIAL

**ENGINEER/SURVEYOR**  
 JAMES W. ROBERTSON, P.E.  
 2008 S. MAIN STREET, SUITE 225  
 FINDLAY, OHIO 45840  
 PHONE: (419) 424-1188  
 FAX: (419) 424-1189  
 EMAIL: JROBERTSON@KROGER.COM

**SITE DATA:**  
 3.814 AC  
 LEASE AREA  
 CURRENT ZONING: C-1 LOCAL COMMERCIAL  
 ADJACENT ZONING SOUTH: R-1 LOW DENSITY RESIDENTIAL  
 ADJACENT ZONING NORTH: R-1 LOW DENSITY RESIDENTIAL  
 ADJACENT ZONING WEST: R-1 LOW DENSITY RESIDENTIAL  
 ADJACENT ZONING EAST: R-1 LOW DENSITY RESIDENTIAL  
 NOTE: ALL ZONING REGULATIONS ARE BASED ON THE CITY OF FINDLAY ZONING CODE, CHAPTER 161.11(A), 161.11(B), 161.11(C), 161.11(D), 161.11(E), 161.11(F), 161.11(G), 161.11(H), 161.11(I), 161.11(J), 161.11(K), 161.11(L), 161.11(M), 161.11(N), 161.11(O), 161.11(P), 161.11(Q), 161.11(R), 161.11(S), 161.11(T), 161.11(U), 161.11(V), 161.11(W), 161.11(X), 161.11(Y), 161.11(Z), 161.11(1), 161.11(2), 161.11(3), 161.11(4), 161.11(5), 161.11(6), 161.11(7), 161.11(8), 161.11(9), 161.11(10), 161.11(11), 161.11(12), 161.11(13), 161.11(14), 161.11(15), 161.11(16), 161.11(17), 161.11(18), 161.11(19), 161.11(20), 161.11(21), 161.11(22), 161.11(23), 161.11(24), 161.11(25), 161.11(26), 161.11(27), 161.11(28), 161.11(29), 161.11(30), 161.11(31), 161.11(32), 161.11(33), 161.11(34), 161.11(35), 161.11(36), 161.11(37), 161.11(38), 161.11(39), 161.11(40), 161.11(41), 161.11(42), 161.11(43), 161.11(44), 161.11(45), 161.11(46), 161.11(47), 161.11(48), 161.11(49), 161.11(50), 161.11(51), 161.11(52), 161.11(53), 161.11(54), 161.11(55), 161.11(56), 161.11(57), 161.11(58), 161.11(59), 161.11(60), 161.11(61), 161.11(62), 161.11(63), 161.11(64), 161.11(65), 161.11(66), 161.11(67), 161.11(68), 161.11(69), 161.11(70), 161.11(71), 161.11(72), 161.11(73), 161.11(74), 161.11(75), 161.11(76), 161.11(77), 161.11(78), 161.11(79), 161.11(80), 161.11(81), 161.11(82), 161.11(83), 161.11(84), 161.11(85), 161.11(86), 161.11(87), 161.11(88), 161.11(89), 161.11(90), 161.11(91), 161.11(92), 161.11(93), 161.11(94), 161.11(95), 161.11(96), 161.11(97), 161.11(98), 161.11(99), 161.11(100)

**KROGER #510**  
 101 6TH STREET  
 FINDLAY, OHIO 45840

**PROPOSED SITE PLAN**

SCALE: 1" = 30'  
 DATE: 11/22/2018  
 DRAWN BY: JWB

3302 Hawthorne Road, Suite 225  
 Findlay, OH 45840  
 Phone: (419) 424-1188  
 Fax: (419) 424-1189  
 WWW.VSUCORP.COM

